

# Results: Housing Choices

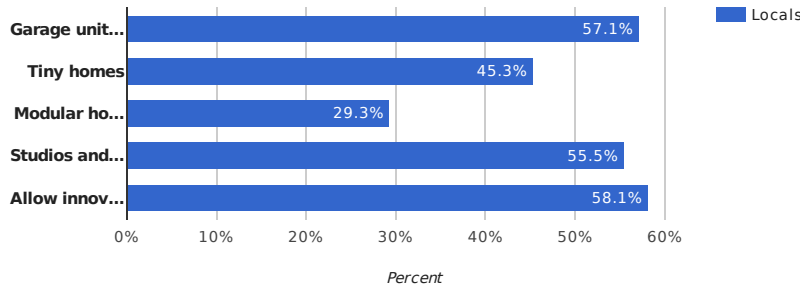
Survey Info - This survey was sent on behalf of the County of Placer to the FlashVote community for Placer County, CA.

**These FlashVote results are shared with local officials**

<h2>2311</h2> <p><b>Total Participants</b>          1891 of 4257 initially invited (44%)          420 others          Margin of error: ± 2%</p>	<p>Applied Filter:  <b>Locals only</b>          Participants for filter:  <b>1727</b></p>	<p><b>Response Time (ho...</b></p>	<p>Started:  <b>Aug 29, 2018 1:38pm</b>          Ended:  <b>Aug 31, 2018 1:31pm</b>          Target Participants:  <b>All Placer County</b></p>
---	---	------------------------------------	---

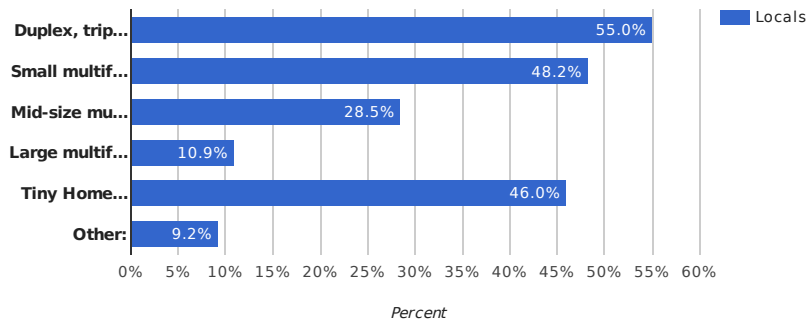
**Q1** From our last survey we learned there was strong interest in smaller and less expensive housing options. Which do you think are the best options for smaller and less expensive housing? (Choose all that apply, if any)  
 (1719 responses by locals)

Options	Locals (1719)
Garage units or carriage houses for existing homes (aka in-law/granny flats)	57.1% (981)
Tiny homes	45.3% (779)
Modular homes and mobile home parks	29.3% (503)
Studios and one-bedroom apartment buildings	55.5% (954)
Allow innovative building materials and methods to lower costs	58.1% (998)



**Q2** Which do you think are the best options for higher density housing? (Choose all that apply)  
 (1727 responses by locals)

Options	Locals (1727)
Duplex, triplex, and fourplex homes	55.0% (949)
Small multifamily buildings (up to 15 units)	48.2% (833)
Mid-size multifamily buildings (15-50 units)	28.5% (493)
Large multifamily buildings (50-200+ units)	10.9% (189)
Tiny Home Communities	46.0% (794)
Other:	9.2% (159)



family like single use space let build community  
 cost need smaller property home high density  
 unit apartment mix hous tiny lot size small

**Unfiltered responses**

Instead of monstrosities I would like to see smaller multifamily buildings interspersed throughout

This can't be answered out of context. Is this a mix? Are they apartments or condos?

We need an option to be able to have friends over, pets and store our stuff. Bldgs don't cut it!

Cohousing

Duplex not more than 2

Single story homes affordably priced

cluster homes, 3 or 4 homes sharing a driveway.

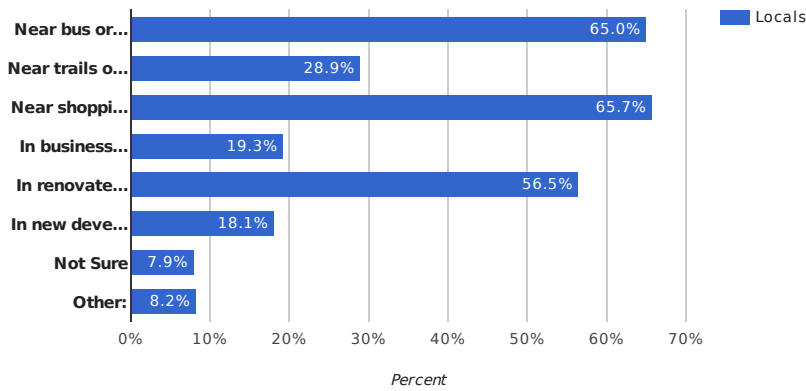
smaller single family homes or starter homes with 2 to 3 bedrooms

Take control of the TOT Taxes Placer County fails to collect. We are more prosperous without PC!

smaller single family homes in terms of square feet. 1200-1400 sq instead of 2500-4000 sq ft.

**Q3** Where would you put future higher-density housing? (Choose all that apply)  
 (1727 responses by locals)

Options	Locals (1727)
Near bus or train stops	65.0% (1123)
Near trails or bike pedestrian facilities	28.9% (499)
Near shopping or town centers	65.7% (1134)
In business park or industrial areas	19.3% (333)
In renovated buildings (vacant warehouses, former public facilities, etc.)	56.5% (975)
In new development of open (greenfield) land	18.1% (312)
Not Sure	7.9% (136)
Other:	8.2% (141)



build family community like area  
 high house type infill business multi  
 schools far open need near home

**Unfiltered responses**

Interspersed throughout our communities - not all lumped together. Tiny homes sound great!

They should be located near jobs. Please do not take open space for this, or locate near trails.

There are opportunities everywhere

It should be spread throughout our communities to reduce the need for commuting/driving.

Integrated into existing communities. Do not ghettoize

need more infrastructure

It is not a "housing issue" it is a poorly written tax loophole via VRBO/ AIRBNB

Within walking/bus distance from Downtown

On top of existing multi-family housing. Make a three story building, 6-15 stories.

only if transportation options are right there

**Q4** In our last survey you told us that it should be easier to build smaller, less expensive housing. Which of the following ideas do you think would be most effective? (You can choose up to FIVE)  
 (1698 responses by locals)

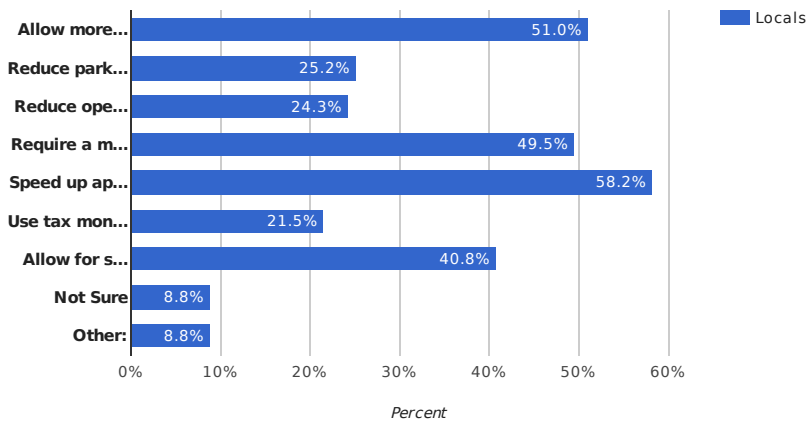
Options	Locals (1698)
Allow more flexibility in building plans (heights, setback, coverage and other requirements)	51.0% (866)
Reduce parking requirements for high density projects located near transit or shopping centers	25.2% (428)
Reduce open park space requirements for higher density projects located near community/regional parks	24.3% (413)
Require a minimum number of smaller housing units in new residential projects	49.5% (841)
Speed up approval for smaller housing units	58.2% (988)
Use tax money to subsidize housing costs for lower income people	21.5% (365)
Allow for smaller lot sizes	40.8% (693)
Not Sure	8.8% (150)

**Options**

**Locals (1698)**

Other:

8.8% (150)



fee tinyarea lower taxsize allow  
reduce house use  
unit park citycommunity let build

**Unfiltered responses**

Please do not relax zoning and environmental rules. That will worsen quality for all.

Reduce impact fees for smaller units or secondary units

Tiny homes might be perfect for many who are now renting rooms in other's houses.

allow free market forces to determine the direction.

Reducing the parking requirement is a nice idea but we're not there yet and people have friends!

At some point the County will just get too full, which will cancel out the original appeal!

Ensure builders build affordable housing in their project, not just pay fee

**MIXED USE DEVELOPMENTS**

I think that community type living situations like small studios with common facilities.

Allowing smaller lot sizes only increases the IPES requirement. AKA double taxation

**Q5** Any other comments or suggestions about ways to get more housing choices in Placer County?  
(485 responses by locals)

county rentplacer lot allow unit afford build  
people develop house live need  
income low feemake high like home area  
resident also

**Unfiltered responses**

Reduce or eliminate plan review fees

Require permits or licenses for VRBO or AirBnB and limit the number issued. Limit the number of cars/people in each property. This might get our neighborhoods back to being neighborhoods rather than our streets become "hotel" row with strangers coming and going on a weekly basis.

I am very concerned about the possibility that Placer will relax environmental, open space, park space, school space, or parking requirements for housing around Tahoe. That is a non-starter for me. Infrastructure needs to precede housing, and quality of life matters.

no

Enforce builders to include affordable units as part of project. No exceptiond

More people does not equal better! Thank you for putting this out for us to "vote" on!

The county needs to seriously reevaluate their permitting costs...there was a suggestion to have a low fixed cost single permit for existing granny units...this needs to happen.....there is tons of open space...can ANY of it be rezoned for multi family housing..?

It is important that decisions are made soon so the get the process moving forward.

Please embrace, support and encourage groups like Habitat for Humanity. Given the size and scope of Placer County it is disappointing to see such a small presence of Habitat for Humanity in this county. In contrast to the 1 home built in Placer County, the smaller Nevada County Habitat for Hmanity has a 16 unit development in progress and another 19 in the works. We need to step up the pace in Placer County! Tiny homes for vets should alstroemerias be encouraged like is done in Davis.

Placer County should get progressive with land use and zoning as well as incentives and targets to facilitate more housing options, and then get out of the way and allow the private sector to respond.